Addition to Appendix F

CRITICAL AREA BUFFER MANAGEMENT PLAN

The following form should be completed by the property owner, or responsible party, for any disturbance of natural vegetation or construction within the Critical Area Buffer. Once completed, and approved, this form will constitute your Buffer Management Plan and will provide our office with an official record of your proposed Buffer impacts and the way in which you plan to meet any required offsets (mitigation).

Property Background Information:

Property Owner (or Contact): _____

Property Owner's Address: _____

Property Owner's (or Contact's Phone): _____

Project Address (if different): _____

Tax Map # ____ Block # _____ Parcel # _____ Section # _____ Lot # ____

Proposed Buffer Disturbance

____ New development/redevelopment (e.g., new building, addition to home, replacement of structures).

____ Shore erosion control

____ Shore access

____ Other (please explain)_____

Is the property in a designated Buffer Exemption Area (BEA)? Yes____ No____

Are there any special plat notes or restrictions concerning your Buffer (ex. Wetlands, habitat protection areas, conservation easements)? Yes____ No____
If yes, please explain:

_____

_____

Please provide a brief explanation of your proposed project in the space below. Include area and/or no of trees cleared as sell as the type of equipment that will be used.
Three examples follow:

1) 600 square fee partially cleared for shore access with hand tools; canopy will be maintained, disturbance will be limited to three saplings and several shrubs; and path will consist of wood chips
2) Removal of poison ivy from 2000 sq. feet area along shore access path; method of removal includes hand pulling and chemical spraying of individual plants with an approved herbicide; any resulting bare areas will be mulched to prevent soil erosion and to prevent reestablishment of invasives. There will be no removal of trees or shrubs.

3) A variance was granted to build a new house on a grandfathered lot in the Buffer. The area permanently impacted in the Buffer will be 4000 square feet, including the area of the house and a fifteen-foot clearing around the house. The lot is entirely forested. A bulldozer will be used for site preparation.

Proposed Project:_____

_____

_____

_____

Justification: _____

_____

_____

What are the long-term management plans for this area? _____

_____

_____

Calculation of Mitigation

The following three-step process is used to compute the amount of mitigation needed for impacts to the Buffer. For the purposes of this Buffer Management Plan, mitigation is defined as planting or similar offsets which will help to negate the effect of the Buffer disturbance. To determine the amount of mitigation for your Buffer disturbance you need to determine the following:

1. Amount of buffer disturbed for clearing, grading, and placement of new structures, etc.,
2. Mitigation ration for the type of Buffer impact;
3. Mitigation amount calculated by multiplying the area disturbed by the mitigation ratio.

Step 1 Amount of buffer disturbance

There are two ways to calculate the amount of disturbance in the Buffer. Buffer disturbance is based on either the area disturbed or the number of individual trees that will be cut. It is recommended that when an area to be disturbed more closely resembles a natural forest (i.e. canopy cover with multi-layer understory) or when structures or other impervious surfaces are placed within the Buffer of a BEA, even if no trees are cleared, you should quantify the disturbance amount in *area cleared*. On the other hand, if your site more closely resembles a park setting (i.e., scattered trees with little or not understory), it is recommended that you count the number of trees removed.

AREA OF BUFFER CLEARED OR DISTURBED: _____ SQUARE FEET

-or-

NUMBER OF TREES CLEARED: _____ # OF TREES

Step 2 Mitigation Ratios

Different types of Buffer management activities require different mitigation ratios. Higher ratios are used for activities that have a greater impact upon the buffer. The purpose of the mitigation is to improve the Buffer functions where possible. The table below provides the mitigation ration for different types of Buffer management activities.

Type of Buffer Disturbance	Mitigation Ration
New development/redevelopment (non-BEA)	3.1
New development/redevelopment (BEA)	2.1
Shore erosion control	1.1
Shore access	2.1
Other	*

* Please consult with your local government Critical Area Planner if the purpose of your Buffer disturbance is on the *Other* Category.

Mitigation Ratio = _____ (From the above table)

Step 3 Mitigation Amount

Mitigation Amount = (sq. ft. or # of trees) x (mitigation ratio) = _____ **Sq. ft. or # trees**

Buffer Planting Plan

This section is to help you provide more specific details on your mitigation location and plantings.

Planting Location
All mitigation should be located within the Critical Area in the following order of preference:

1. On-site within the Buffer
2. On-site adjacent to existing Buffer
3. On-site within the Critical Area
4. Off-site (follow order of preference 1-3 above)
5. Fee-in-lieu payment

Plant Spacings and Mitigation Credits for Various Size Trees and Shrubs*

Credit Square Feet	Plant Size	Plant Spacing
100 sq. ft.	1 tree (2-inch caliper)	10 foot center
400 sq. ft.	1 tree (minimum: 2 inch caliper and either balled and burlapped or container grown) and understory vegetation (minimum: 2 small trees or 3 shrubs)	Tree-20 foot center understory – 10 foot center
50 sq. ft.	1 tree (seedlings)	7 foot center
50 sq. ft.	1 shrub	3-7 foot center

* Although the Critical Area Commission recognizes natural regeneration as a method for mitigation, not all jurisdictions authorize natural regeneration. If your jurisdiction allows natural regeneration as a method for mitigation Buffer impacts, consult with the appropriate contact to determine the area to be managed for natural growth.

Schematic Drawing

Please attach a schematic drawing to scale identifying areas of impact to the Buffer, indicate on plan existing trees and shrubs if possible, and the proposed location for replanting within the Buffer. Show the location of the Critical Area buffer. Indicate on the drawing the specific types of vegetation which will be removed and the specific types and amount of vegetation which will be used for mitigation.

I certify these statements to be true and accurate and that any trees to be removed are on my property. I hereby grant County/Local Jurisdiction officials permission to enter my property for inspections of this Buffer Management Plan.

Applicant Signature _____ Date_____

Approval information: FOR OFFICE USE ONLY

This Buffer Management Plan is approved as of _____